Mono County

LAND DEVELOPMENT TECHNICAL ADVISORY COMMITTEE

Public Works, Community Development, Environmental Health

(Other departments may attend as needed)

LDTAC AGENDA

March 10, 2008 - 1:30 P.M.

CAO Conference Room, Annex I ~ Bridgeport, CA, or video conference at Minaret Village Mall, Room 215, 437 Old Mammoth Road, Mammoth Lakes, CA

*TENTATIVE START TIMES (see note below)

1. PUBLIC COMMENT

2. ACTION ITEMS:

- *A. TENTATIVE PARCEL MAP 37-184/Neubauer & Jennison (~1:30 p.m.): The proposed project (APN 62-090-25) would subdivide a 12-acre parcel into one six-acre lot and two three-acre lots. The property is located at 123 Crowley Lake Dr. in the Aspen Springs area. The General Plan designation is Estate Residential with 3-acre minimum parcel size (ER-3). Staff will review the map and project conditions. Staff: Gerry Le Francois
- *B. TENTATIVE PARCEL MAP 37-188/Maddock (~2:00 p.m.): Review status of project and possible project conditions for a project that would divide a 26-acre parcel (APN 25-200-52) into two lots. Parcel 1 would be 12.4 acres, and parcel 2 would be 13.9 acres. The project has a prepared flood study. Individual well and septic for each lot is proposed. The property is in Hammil Valley on Dawson Ranch Road. The General Plan designation is Rural Residential with 10-acre minimum parcel size (RR-10). Staff: Gerry Le Francois
- 3. APPLICATION ACCEPTANCE: No items.

4. PREAPPLICATIONS:

- ***A. TRACT MAP/Haber** (~2:30 p.m.): The project proposes subdivision of a 48-acre parcel (APN 64-090-34) into five two-acre lots (gross acreage) and with an approximately 48-acre remainder. A portion of the property is included in the approved Rimrock Ranch Specific Plan area with a land use designation of SP/ER 2 (two-acre minimum lot size). The remaining property is designated ER 2. *Staff: Gerry Le Francois*
- *B. FIRST EXTENSION OF TENTATIVE TRACT MAP 37-54/Mountain Vistas (~3:00 p.m.): A Specific Plan, FEIR and TTM have been approved for the subdivision of a 28.95-acre parcel (APN 26-210-37) into 47 single-family residential lots (gross density of 0.5 acres), a two-acre commercial lot, and six utility and open-space lots to be used for wells, water storage, propane storage, stormwater retention, a park and landscaping. The Tract Map addresses subdivision of the property. The project site is located in Chalfant Valley at the intersection of U.S. Hwy. 6 and Chalfant Road. Staff: Gerry Le Francois
- *C. JUNIPER DRIVE WATER TANK #1/Long Valley FPD (~3:20 p.m.): Owner Hilton Creek CSD has offered to sell the parcel (APN 60-200-15) for \$1 if the FPD pursues placing a water tank of 30,000 to 60,000 gallons for emergency fire use on the parcel. The remainder of the parcel would be used as a reduced fuel zone demonstration area. Tank funding has not been identified. Clarification of County requirements is requested. Staff: TBA
- **5. WORKSHOP**: No items.
- 6. ADJOURN.

For questions on the above projects, call Community Development at (760) 924-1800.

*NOTE: Start times are only tentative. Although the LDTAC generally strives to follow the agenda as scheduled, it reserves the right to take any agenda item, in any order, and at any time after its meeting starts. The only way to ensure that you are present for a particular agenda item is to attend the meeting from the time it starts until that agenda item is actually taken up.

AGENDA GUIDELINES

Rules of order: Project staff introduces item; applicant comments; each department comments; public comments; general discussion; LDTAC action (if applicable); project staff summarizes action/review; project staff records notes and transmits to applicant and file.

ABOUT THE LAND DEVELOPMENT TECHNICAL ADVISORY COMMITTEE...

The Mono County Land Development Technical Advisory Committee consists of representatives from Public Works, Community Development and Environmental Health. The LDTAC provides technical review and recommendations on land development projects. Its purposes include facilitating coordination among county departments, promoting efficient and timely permit processing, and providing applicants an inexpensive forum to learn of county requirements early in the development review process.